

PROJECT PROFILE

20 Exchange Place New York, NY

VERTICAL
access



Project overview

Vertical Access was retained by FS Project Management to perform a hands-on investigation of select areas of the exterior of 20 Exchange Place and document existing conditions in order to assist Howard L. Zimmerman Architects with a scoping study of the building.

Building description

The 59-story building now known as 20 Exchange Place was designed by Cross and Cross and built between 1930 and 1931 as headquarters for the newly-conglomerated City Bank-Farmers Trust Company. The building also housed branch offices of the Canadian Bank of Commerce. It sits on an irregular block bounded by Exchange Place, William Street, Beaver Street and Hanover Street in New York's Financial District. The building's square-plan tower rises from the western portion of the base at the 28th floor, with several setbacks at lower floors. The exterior of the steel-frame structure is clad in limestone and light-colored brick. Cast aluminum panels, some with applied medallions, are found at most of the spandrels of the tower and base of the building. At the time of VA's investigation, the building was in the final phase of conversion to residential units.

Challenges

- Perform hands-on survey of exterior façades with minimal impact on building tenants and public.
- Provide survey deliverables with a fast turnaround to accommodate repair work already underway.

Solutions

- Used industrial rope access to gain hands-on access to designated areas of the building façade.
- Documented notable and representative conditions with digital photographs hyperlinked to annotated AutoCAD drawings.

In collaboration with

- FS Project Management
- Howard L. Zimmerman Architects
- Smith Restoration

Photos by Vertical Access